

Planning and Zoning Commission

Staff Review Board Agenda

Meeting of April 27, 2016- 3:00 PM to 4:00 PM

Board of Supervisors Meeting Room

Study Session Agenda

Meeting of April 27, 2016 4:00 PM

Board of Supervisors Meeting Room

County Administrative Center

219 East Cherry

Flagstaff, Arizona

These cases are scheduled for public hearing on Wednesday, May 25, 2016. At the Study Session, Commissioners will address each case briefly.

1. Case No. AB-16-002: A request for an Abandonment of a 660-foot unimproved portion of Brandis Way located in the Doney Park Timberline-Fernwood area as recorded in Assessor's Map 301, Pages 51 & 32 on Docket 659, Page 80.
Applicant: Kitty Mitchell, Flagstaff, AZ
Property Owner: Coconino County Public Works, Flagstaff, AZ
Supervisory District: 2 (Liz Archuleta)
2. Case No. DRO-16-001: A request for a Design Review Overlay for a proposed 20-foot wireless communications tower on a .14 acre site in the Agricultural Residential (AR, 1 acre minimum) Zone. The subject property is located at 1090 Julie Lane in Oak Creek and is identified as Assessor's Parcel No. 405-25-073A.
Applicant: John Marriott, Commnet Wireless, LLC, Castle Rock, CO
Property Owner: Scott Gray, Oak Creek Holdings, LLC, Phoenix, AZ
Supervisory District 3 (Matt Ryan)
3. Case No. SUB-06-013: A request to modify the conditions of approval related to a Preliminary Subdivision Plat for The Ranch at the Peaks. The request is to remove the requirements for paving Roundtree Road, advance the timeframe for paving Taylor Springs Road, remove the requirement for a perimeter trail and modify the alignment of the trail, and to remove the condition for perimeter fencing around the Subdivision. The properties are in the RR-2 ½ (Rural Residential, 2 ½ acre minimum lot size) Zone, are located north of Highway 180 and east of Roundtree Road in Fort Valley, and identified as Assessor's Parcel Numbers 300-63-036, 037A & 037B.
Applicant: Acorn 6B The Peaks Real Estate LLC, Newport Beach, CA
Property Owner: Same
Supervisory District 1 (Art Babbott)

Pending review at this Study Session, the following cases may be eligible for Administrative Renewal by the Community Development Director:

1. Case No. CUP-16-014: A request for Administrative Renewal of a Conditional Use Permit (CUP-06-032) without modifications for the continued operation of a feed store, horse boarding and roping arena on 6.75 acres in the AR 2 ½ (Agricultural Residential, 2 ½ acre lot size minimum) Zone. The subject properties are located at 11705 North Highway 89 in the Doney Park Timberline-Fernwood area and are identified as Assessor's Parcel Numbers 301-69-010H, 62B & 61.
Applicant: Cathy Russell, Flagstaff, AZ
Property Owner: Crockett Ranch LLC, Flagstaff AZ
Supervisory District 2 (Liz Archuleta)
2. Case No. CUP-16-015: A request for an Administrative Renewal of a Conditional Use Permit (CUP-11-065) without modifications for the continued use of a 150-foot wireless communications tower and associated ground equipment on a 7.45 acre parcel in the CH-10,000 (Commercial Heavy, 10,000 square foot lot size minimum) Zone, is located at 12500 Interstate 40 in Bellemont, AZ 86015 and is identified as Assessor's Parcel No. 203-47-004H.
Representative: Kim Allen, Busch Law Firm, Seattle, WA
Applicant: American Towers LLC, Seattle, WA
Property Owner: Pilot Travel Centers LLC, Knoxville, TN
Supervisory District 3 (Matt Ryan)

Approved Administrative Conditional Use Permits Approved by Administrative Renewal

Notice is given to the members of the Planning and Zoning Commission and to the general public that the subsequent Conditional Use Permits have been requested for administrative renewal. The Conditional Use Permits listed below were briefly discussed during the **March 30**, 2016 Study Session and will be approved through the administrative process following the **April 27**, 2016 Planning and Zoning Commission Meeting:

1. Case No. CUP-16-010: A request for Administrative Renewal of a Conditional Use Permit (CUP-06-020) for the continued operation of a Highlands Fire Department station on a 4.23 acre parcel in the PRD (Planned Residential Development) Zone. The subject property is located at 2007 Forest Highlands Drive and identified as Assessor's Parcel No. 116-66-173.
Applicant: Highlands Fire Department, Flagstaff, AZ
Property Owner: Forest Highlands Association, Flagstaff, AZ
Supervisory District 3, Matt Ryan
2. Case No. CUP-16-012: A request for Administrative Renewal of a Conditional Use Permit (CUP-11-002) for an 85-foot monopine and associated ground equipment on a 2 acre site in the Doney Park Timberline-Fernwood area. The subject property is in the AR 2 ½ (Agricultural Residential, 2 ½ acre minimum) Zone, is located at 6050 E Firehouse Lane and identified as Assessor's Parcel No. 301-69-005J.
Applicant: Crown Castle, Santa Barbara, CA
Representative: Mike Campbell, Peoria, AZ
Property Owner: Timberline-Fernwood Fire District, Flagstaff, AZ
Supervisory District 2, Elizabeth Archuleta

DISCUSSION ITEMS:

Community Development Department Update

1. Job Vacancies:
 - a. Zach Schwartz: Senior Planner
 - b. Planner position filled
2. Zoning Ordinance Update:
 - a. Community Development Advisory Group (CDAG)
April 21, 2016, 3:00pm-5:00pm
2500 Fort Valley Road, Building 1, Flagstaff, AZ 86001
 - b. Discussion: General, Agricultural Residential and Rural Residential Zones, purposes of Zones, Uses and development standards
3. Subdivision Ordinance Update: Next Steps

Board of Supervisors Update

Commission & Staff Roundtable

**Coconino County
Planning and Zoning Commission**

Agenda

Meeting April 27, 2016 – 5:30 PM
Board of Supervisors' Meeting Room
County Administrative Center
219 East Cherry
Flagstaff, Arizona

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this regular meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A) (3). Items may be taken out of the order listed below at the call of the Chair.

PLEDGE OF ALLEGIANCE

I. APPROVAL OF MINUTES

March 30, 2016

II. PUBLIC HEARINGS

1. Case No. ZC-15-004: A request for a Zone Change from G (General, 10 acre lot size minimum) Zone to M1-10,000 (Light Industrial, 10,000 square foot minimum lot size) Zone for an office and contractor's yard. This property consists of 10 acres and is located on the south side of West Route 66, just west of Flagstaff Ranch Road and is identified as Assessor's Parcel Number 116-04-004V.
Applicant: Mogollon Engineering, Flagstaff, AZ
Property Owner: Ed Van Beek, Chino Valley, AZ
Supervisorial District 1 (Art Babbott)

2. Case No. CUP-15-032: A request for a Conditional Use Permit renewal without modifications (CUP-05-049) for an auto and RV repair and welding business to on 4.62 acres in the CG-10,000 (Commercial General, 10,000 square foot minimum lot size) Zone. The property is located at 11850 N. Hwy. 89, Flagstaff, AZ and is identified as Assessor's Parcel No. 301-68-002K.
Applicant: Robert Adams, Flagstaff, AZ
Property Owner: Adams Family Trust, Flagstaff, AZ
Supervisory District 2 (Liz Archuleta)
3. Case No. AB-16-001: A request for an Abandonment of an unimproved portion of Sinclair Street, located north of Cox Avenue in the Mount Dell subdivision recorded on Assessor's Map 112, page 11 that will be abandoned to accepting adjacent property owners.
Applicant: Kitty Mitchell, Flagstaff, AZ
Property Owner: Coconino County Public Works, Flagstaff, AZ
Supervisory District 3 (Matt Ryan)
4. Case No. TUP-16-004: A request for a Temporary Use Permit for the continued use of a temporary kitchen on a 16.77 acre site in the RC (Resort Commercial) Zone. The subject property is located at 9440 N State Route 89A in Oak Creek Canyon and is identified as Assessor's Parcel No. 405-17-001H.
Applicant: Franklin Garrison, Sedona, AZ
Property Owner: Butterfly Garden Inn LLC, Sedona, AZ
Supervisory District: 3 (Matt Ryan)
5. Case No. CUP-16-013 & DRO-16-002: A request for a Conditional Use Permit and Design Review to establish a 10,000 square foot building for a firearms training and retail sales facility on a 1.77 acre site in the CG-10,000 (Commercial General, 10,000 square foot minimum lot size) Zone. The subject property is located at 11950 N US Highway 89 in the Doney Park Timberline-Fernwood area and is identified as Assessor's Parcel No. 301-68-019A.
Applicant: Robert Wilson, Flagstaff, AZ
Property Owner: Timberline Firearms LLC, Flagstaff, AZ
Supervisory District 2 (Liz Archuleta)

III. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA